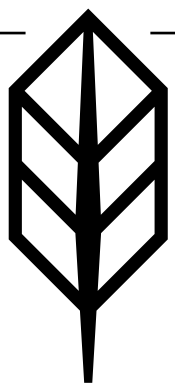


The Preservation Society of Asheville and Buncombe County (PSABC) was formed in 1976, with interest in preservation sparked by observance of the US Bicentennial, and in response to threats to local buildings and sites posed by neglect, insensitive alteration, and large-scale transportation projects. Disinvestment in downtown, plans for the open cut through Beaucatcher Mountain, and a proposal to turn Montford Avenue into a through street connecting to U.S.19-23 spurred formation of the volunteer

group, which quickly incorporated and initiated work as a community non-profit. The Society advocated to City Council and County Commission to establish a joint city-county local landmark and historic district commission, to designate Montford as a local historic district, and to provide matching funds for local survey of historic buildings and sites. These actions made possible the historic designation of numerous sites and districts, and contributed to downtown revitalization and preservation of historic places county-wide.



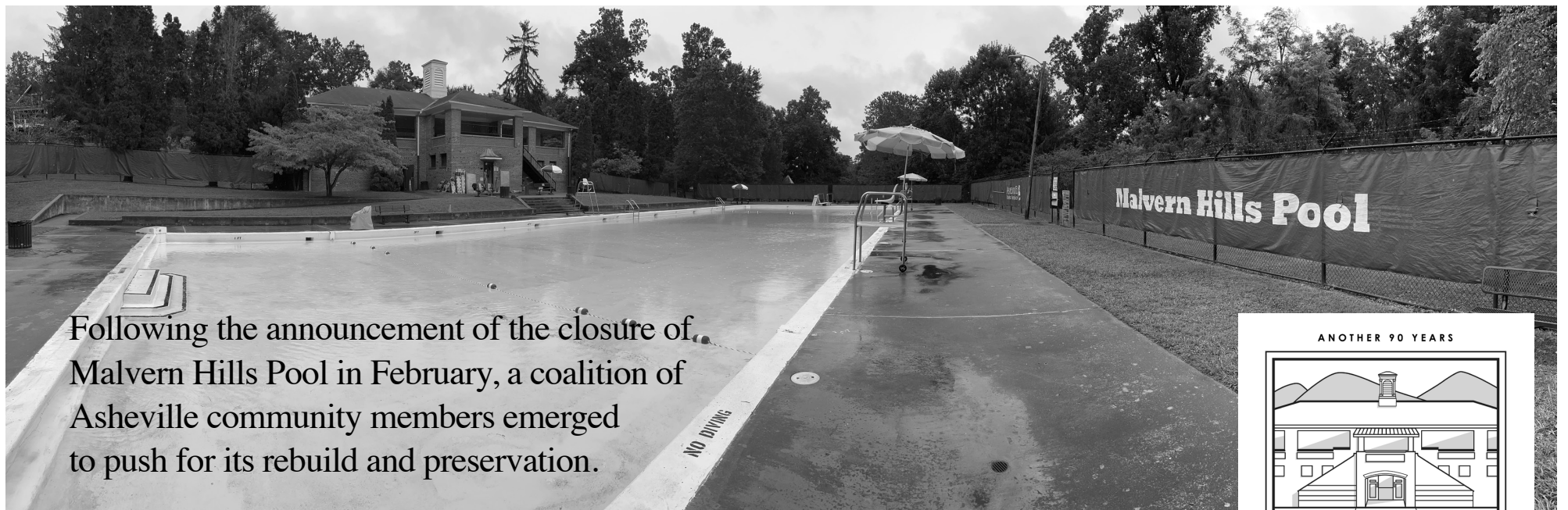
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PRESERVATION
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AND BUNCOMBE CO.

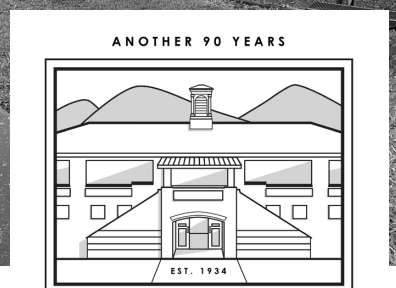
A PUBLICATION OF THE PRESERVATION SOCIETY OF ASHEVILLE AND BUNCOMBE COUNTY

SPRING 2024

Historic Malvern Hills Pool



Following the announcement of the closure of Malvern Hills Pool in February, a coalition of Asheville community members emerged to push for its rebuild and preservation.



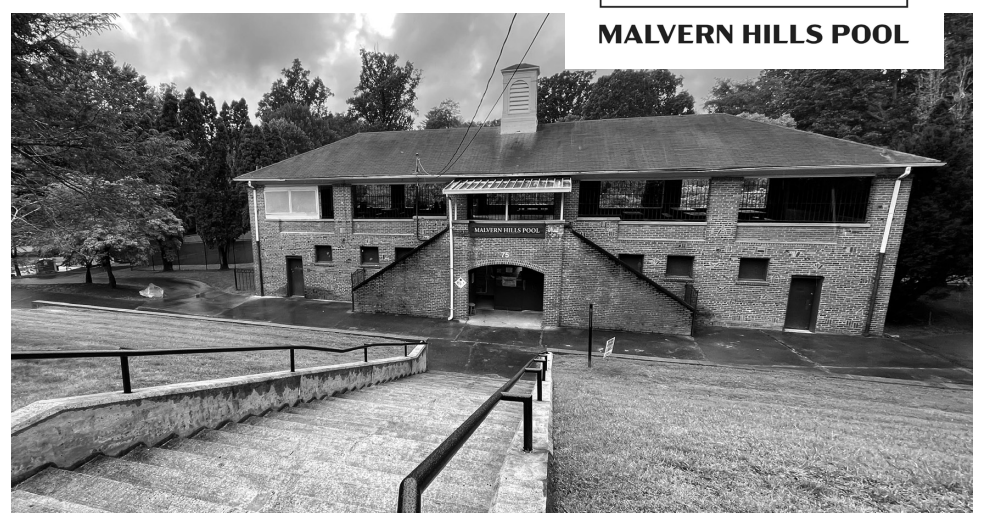
Pool neighbor Sally Grau and Brooke Heaton of West Asheville pulled together Rebuild *Malvern Hills Pool!*, a coalition of neighborhood organizations in West Asheville urging City leaders to rebuild the 90 year old landmark.

The Rebuild Malvern Hills Pool! online petition received over 2200 signatures and a letter writing campaign sent over 1500 emails to City Council asking them to save the pool. In response to the groundswell of community support for the historic pool, Council members raised the prospect of committing to rebuild Malvern Hills Pool as a condition of a general obligation bond referendum that will be voted on in November. In recent discussions, Council

Members have suggested increasing the bond amount allotted to Parks & Recreation.

As of the May 28, 2024 City Council meeting, there is broad consensus on City Council to allot \$20 million to Parks & Recreation with the assurance that needed funds will be allocated to rebuild Malvern Hills Pool. Community supporters of the pool gathered prior to the May 28th meeting to celebrate the pool and thank City Council for listening to the community.

A final resolution on a general bond referendum will be approved this summer and, if passed, planning for rebuilding the pool would likely start in early 2025. ☘



EAST END PROPERTIES PROTECTED & MOVING FORWARD



Cappadocia Church



32 Grail Street

An update on our collaborative progress on two properties in the East End/Valley Street Neighborhood. The Preservation Society of Asheville & Buncombe County purchased Cappadocia Fire-Baptized Holiness Church of God on Max Street and a nearby historic residence at 32 Grail Street in January of 2022, saving them from demolition.

Over the past six months we have been in the planning and design phase for Cappadocia Church with our architect Chip Howell of Native Forms Architecture. At the end of May, City Council voted unanimously to approve our conditional zoning request for the site. Council Member Antanette Mosley recounted her personal connection to the church (and the house) before making a motion to approve our request. After the vote, Council Member Sheneika Smith commented that "...if we look at reusing churches for the purpose of affordable housing and keeping some folks in their community or people returning back to their community, I think it would be a great benefit to keep neighborhoods intact and to give faith based communities a reason to keep their properties alive and not to be reused for a use that is outside what they hold dear to their hearts..."

By the end of this year, the design phase will be completed and we will be

able to consider our next steps. Current options include leading the rehabilitation and adaptive reuse of the church ourselves or selling the project with a preservation easement in place. Over the next several months we will continue our efforts to find the funding to make these units deeply affordable.

Rehabilitation at 32 Grail Street is well underway with our general contractor John Olup of Jona Construction. We were pleased to find that the exterior wood siding, previously hidden under aluminum siding, and the hard wood floors, previously under carpet, are in wonderful condition! As with all rehabilitation projects there have also been some less pleasant surprises like additional foundation and drainage issues. All in all the project is going well and we expect the home to be done towards the end of this year. As with the church, we hope to market this as affordable housing but we are still working to secure funding. ☘

THANKS TO MEMBERS WE WERE ABLE TO PROTECT THESE IMPORTANT PARTS OF THE HISTORIC EAST END NEIGHBORHOOD. LEARN MORE ABOUT CAPPADOCIA CHURCH AT [PSABC.ORG/ARCHITECTURAL-TIDBITS/](https://psabc.org/architectural-tidbits/)

SAVE THE DATE FOR OUR BELOVED TIME TRAVELING GALA ON SEPTEMBER 28!

This year we will be traveling to a magical place called IntheOaks, a stunning 24,000 square foot Tudor-style English country manor house in Black Mountain.

Guests will explore this early 1920s property, learn about its rich history, enjoy delicious provisions and dance the night away!

TICKET INFORMATION


\$175 FOR PSABC MEMBERS - ON SALE JULY 16TH

\$200 FOR NON-MEMBERS - ON SALE JULY 23RD

This event sells out quickly, so lock in your tickets today by sponsoring! Contact Jamie Moody at jamie@psabc.org for more information.



From the Executive Director



I’ve been thinking a lot lately about building maintenance. Exciting, I know! Of course, we’re all guilty of neglect at some point. At my own home the gutters don’t get cleaned out as frequently as they should – and only when my husband does it (he would want me to tell you that).

News headlines over the last year have made it clear how many of our City’s structures are in dire need of upkeep and repairs. The Thomas Wolfe Auditorium had to be closed temporarily for emergency repairs after decades of neglect. Likewise, the Malvern Hills Pool has now been closed indefinitely. It turns out that even our downtown parking garages have serious issues. We also can’t forget about the Thomas Wolfe Cabin or the Merrimon Fire Station, two other sites we have been advocating for - for years. Our own E.W. Grove Office is currently under repair, as you can see when you drive by, addressing some wood rot along our eaves and correcting the points of water penetration along the historic metal roof.

As we advocate for our City to better maintain our inventory of public buildings, we thought it was a good time to share some resources we have available for everyone to use. In this edition of our *Pebbledash* Newspaper, you will find the first in a series of articles we plan to share about building maintenance. This one focuses on how to inspect your own structure.

We also offer free technical support to anyone who owns a building that is 50 years or older. We would be happy to schedule a site visit and give advice and recommendations for the care, upkeep and rehabilitation of your historic building.

Finally, our Preservation Grant program includes a category for bricks and mortar repairs and funds projects from \$500-\$5000. We love funding projects that extend the life of a historic property!

Support our programming and our mission by becoming a member or making a donation today!

Sincerely,
Jessie Landl
Executive Director

PRESERVATION

SOCIETY OF

ASHEVILLE

AND BUNCOMBE CO.

OUR MISSION

To conserve Asheville and Buncombe County’s heritage and sense of place through preservation and promotion of the region’s historic resources.

PSABC

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Maintaining Your Historic Properties

Decay on a building is inevitable, but it can be accelerated when the building envelope is not maintained. Regular maintenance is critical for the upkeep of every building, regardless of its age or historic designation.

While every building requires regular maintenance, historic buildings & houses have unique needs. Historic buildings are mostly constructed of natural materials that are well suited for construction, but they require maintenance. Some materials, such as masonry, require less maintenance and can last indefinitely when well maintained.

Yet, even masonry is still vulnerable to deterioration from neglect, weather, damage, and inadequate or improper repairs. Similar to your vehicle, planned preventative maintenance and regular repairs are the most sustainable way to protect a building from deterioration due to the effects of time and weather.

The best way to ensure regular maintenance is done is by developing a regular maintenance plan. This will allow for a simple problem, such as a leaking roof, to be caught before it grows into a much larger and more expensive issue.

Inspecting Your Building

Before undertaking any maintenance, repairs, or improvements, your historic building should be inspected to document the building’s existing condition. Property owners are not expected to know the building construction trades or have the technical knowledge required to repair issues. However, it is vital for owners of a historic property to recognize signs of deterioration, water damage, and weathering.

Most building elements should be inspected at least once a year, but some must be inspected more often. Reference the chart to the right for a typical inspection timetable. Ideally, you should inspect your house every fall and every spring to prevent small problems from worsening. A checklist can help ensure the inspections are structured and can help confirm that all significant materials, elements, and features are inspected, regardless of their condition.

Steps for Inspecting Your Property

Work logically and thoroughly. Start on the primary building elevation and examine each building feature from either the ground up to the roof or from the roof down to grade. Then, continue around to each of the building elevations.

Avoid damaging building elements. For example, walking across some shingles can break them. Carelessly propping a ladder against gutters and eaves can easily damage them, and brick and mortar can likewise be broken apart by haphazardly dragging a ladder across the face of the building.

TYPICAL INSPECTION TIMETABLE

BUILDING ELEMENT	INSPECTION FREQUENCY	
	6 MONTHS	12 MONTHS
ROOFING. Inspect for damage such as cracked, warped, or missing shingles or roofing membrane.		✕
FLASHING. Inspect for damage, lifted flashing, or cracked and open joints.		✕
GUTTERS AND DOWNSPOUTS. Clean out debris and inspect that the gutters and downspouts are draining properly.	✕	
CHIMNEYS. Inspect the chimneys from the ground for damage, including deteriorated brick or stone, cracked or missing mortar, heavy staining, cracked or missing masonry units, and vine and weed growth.	✕	
MASONRY, INCLUDING MORTAR JOINTS. Inspect masonry for damage, such as deteriorated brick or stone, cracked or missing mortar, heavy staining, cracked or missing masonry units, and vine and weed growth.		✕
SIDING, STUCCO, AND OTHER CLADDINGS. Inspect for damage including, cracks, warping, and missing sections.		✕
PAINTED WOOD ELEMENTS. Inspect the entire exterior of the building for cracked, flaking, or missing paint.	✕	
FOUNDATION. Inspect the foundation for cracks or water infiltration both on the exterior and the interior.		✕
GRADE. Check to be sure the ground around the building slopes away from the foundation to shed water and help keep the foundation dry.		✕
WINDOWS AND DOORS. Inspect windows and doors for air leaks, cracked or missing paint, broken glass, open sealant joints, and missing weatherstripping. Check that the windows and doors operate smoothly, and the hardware is functioning correctly.	✕	
DECKS, BALCONIES, AND PORCHES. Assess the condition of decks, balconies, and porches for damages and deterioration.		✕

Assess any risks involved. Some tasks during the inspection can be dangerous, such as walking on steep or slippery surfaces or reaching high areas. Most assessments can be completed from grade or with the assistance of technology, like a drone. If you could get hurt by performing a task during the inspection, it is best to hire a professional with experience inspecting those areas.

After assessing the building's condition, a prioritization plan for potential maintenance, improvements, and repairs should be developed. Typically, the problems that affect safety and structural soundness should be addressed first. Then, minor problems that could potentially grow into major problems should be repaired. Finally, the areas that need to be changed or repaired for aesthetic reasons should be addressed.

When Maintenance and Repairs are Necessary

Maintenance and repairs are necessary to fix any building elements that are deteriorated due to weather, the environment, human interaction, or other impacts. Proper maintenance and repairs are even more important when dealing with a historic building. Maintenance and repair that is incompatible or unsympathetic to the historic character of the building can have a negative impact on the building and can lead to additional problems in the future. Follow these general practices and the *Secretary of the Interior’s Standards for Rehabilitation* when working on historic buildings:

- Avoid removing character-defining features.
- Proper maintenance is preferable to repairs. Repairs are preferable to replacement. If replacements are

required, replace them with in-kind materials.

- Always clean using the gentlest means possible. High pressure washing is never recommended to clean historic materials.
- Modern materials are different than historic materials. Before introducing new materials to a historic building, understand the characteristics of the new materials and how they can affect the historic materials.
- Alterations and additions should be made so that they are reversible and can be removed without damaging historic materials.
- Every building and problem is unique, and any repairs should be carefully considered before undertaking.
- Always hire a qualified contractor to complete the repairs. PSABC can help with contractor recommendations!

Additional Resources

Maintaining Your Historic Home: A Practical Guide for Homeowners –
www.delcopa.gov/planning/pubs/MaintainingYourHistoricHome.pdf

National Park Service Preservation Brief 47: Maintaining the Exteriors of Small and Medium Size Historic Buildings –
www.nps.gov/orgs/1739/upload/preservation-brief-47-exterior-small-medium-buildings.pdf

FAIN'S BASEMENT

SALE of

Thousands of Pieces

TOWEL

REMNANTS

Thursday Only!

Size

14x21—10c ea. — — — — 12 for \$1.00

20x24—15c ea. — — — — 8 for \$1.00

22x36—19c ea. — — — — 7 for \$1.00

For The Kitchen

12x18—10c ea. — — — — 14 for \$1.00

17x19—15c ea. — — — — 8 for \$1.00

12x19—5c ea. — — — — 22 for \$1.00

Average Sizes, some more, some less

6-Pc. Juice Sets

4 Glasses — 1 Pitcher

1 Tray

\$1.00

Set

Thursday Only!

ELECTRIC

IRON

\$2.98

Thursday Only!

Sandwich Bar

SPECIAL

Big Thick

MILKSHAKE

15c

Basement

FAIN'S

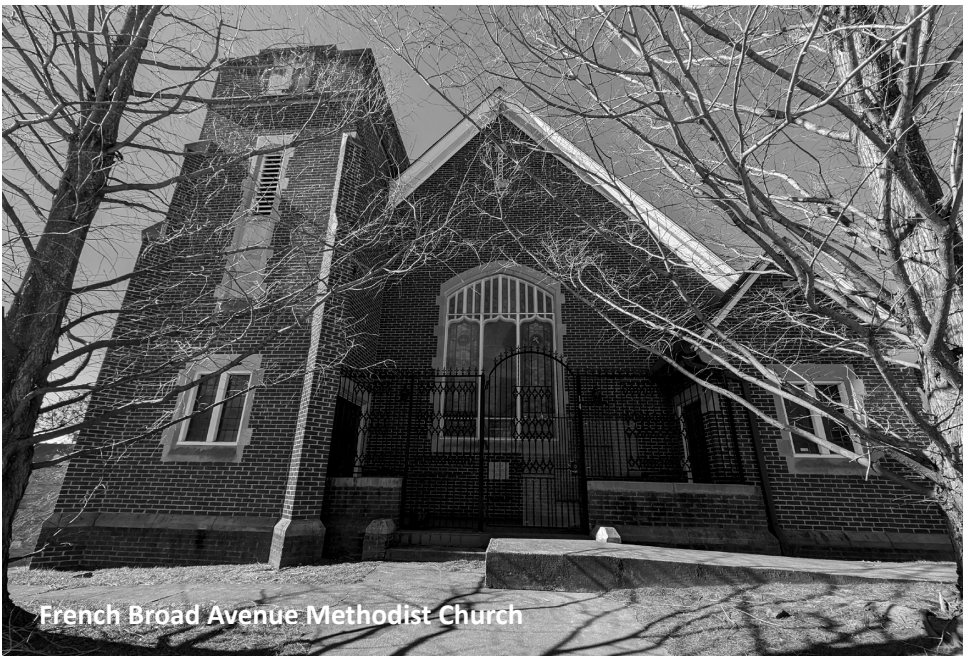
THRIFT STORE

15 Biltmore Ave.

PAGE 2

PERMANENTLY PROTECTED!

We are happy to announce the donation of preservation easements on 130–132 Biltmore Avenue, French Broad Avenue Methodist Church, and J. E. Hampton Building!



The two-story, uncoursed rubble granite building at 130 – 132 Biltmore Avenue with a high, slate-shingle hipped roof was built ca. 1905 as flats or multi-family housing. The building is part of a row of small apartment buildings originally constructed at the lower end of Biltmore Avenue. We are excited that this building now joins the two remaining historic apartment buildings at 134 Biltmore Avenue and 138 Biltmore Avenue by being permanently protected!

The historic French Broad Avenue Methodist Church at 14 North French Broad Avenue is a Tudoresque red brick church trimmed with limestone, constructed in 1928. The church was designed by Charles N. Parker to replace an earlier frame building that had burned down. The building was used as a church until 2004 when it was converted into a recording studio. We are thrilled that this beautiful building is now permanently protected!

The historic J. E. Hampton Building at 9-13 Broadway Street was built ca. 1915. The two-story, brick commercial building has recessed panels over the second story and shallow corbelled brick cornice on a stepped parapet. We are excited that this building now joins the adjacent Star Building by being permanently protected! ☎

Ask a Preservationist

Q: I JUST PURCHASED A HISTORIC HOUSE. HOW CAN I RESEARCH THE HISTORY OF MY PROPERTY?

A: Thank you for reaching out. Researching the history of your house is a fantastic way to better understand your new property, and hopefully, you will uncover some great stories about the house and the people who previously lived there. Below are the sources that should be able to help you with your research.

As you research, keep in mind that specific house numbers and street names may have changed over the years.

PROPERTY RECORDS

To begin your research, start at the Buncombe County Register of Deeds. They house the records on your property's ownership history. Most of the deeds for Buncombe County have been digitized, and they can be found on the Buncombe

County Register of Deeds website ([registerofdeeds.buncombecounty.org/External/LandRecords/protected/v4/SrchName.aspx](https://www.buncombecounty.org/External/LandRecords/protected/v4/SrchName.aspx)).

Begin your search with the most recent property owner and follow the title backward. Make note of the owners, dates the property was transferred, the book and page of the deed, changes to the property's boundary, descriptive details, and so forth. Be mindful of how the property was transferred. This can be done through an agreement of sale, inheritance, etc.

SANBORN FIRE INSURANCE MAPS

Between the middle of the 19th century and the middle of the 20th century, The Sanborn Map Company created maps to allow fire insurance companies to assess their total liability in urbanized areas of the United States. These maps had to be highly detailed to ensure the insurance companies had enough information about the properties and individual buildings,

Preservation News

Local

WALTON STREET PARK AND POOL IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

Asheville – The Walton Street Park and Pool was officially listed on the National Register of Historic Places on December 14, 2023. Walton Street Park was established by the City of Asheville and the Works Progress Administration (WPA) in 1939. Walton Street Pool is often remembered as the first municipal pool to be established for the Black residents of Asheville, but it is also the longest standing of those facilities. The park and pool became listed as a City of Asheville Local Historic Landmark in 2022. The success of both nominations for historic designation celebrates the historic and cultural importance of this long-overlooked park.

MONUMENT DEDICATED TO THE USS ASHEVILLE (PG-21)

Asheville – In March, the North Carolina Submarine Museum Foundation, in partnership with the City of Asheville, dedicated a monument to the crew members of the USS Asheville PG-21. The PG-21 was the first U.S. Navy ship bearing the Asheville name. On March 3, 1942, her entire crew of 160 was lost in valiant combat, with three enemy warships returning from the attack on Pearl Harbor. The pace of that war precluded a proper recognition of her valiant effort. The commemorative plot in Riverside Cemetery marked the city's first permanent memorial to its first namesake ship.

WAYNE C. WHEELER WAS AWARDED THE COAST GUARD MERITORIOUS PUBLIC SERVICE AWARD

Asheville – Mr. Wayne C. Wheeler was awarded the Coast Guard Meritorious Public Service Award for his service to the nation and his strong support of the United States Coast Guard in its efforts to preserve the nation's aids to navigation history and heritage. Wheeler pioneered the study, preservation, and promotion of lighthouses and aids to navigation history.

State

NATIONAL REGISTER ADDS 10 NORTH CAROLINA HISTORIC PLACES

North Carolina – Since the beginning of December 2023, 10 individual properties across the state have been added to the National Register of Historic Places. The following properties were reviewed by the North Carolina National Register Advisory Committee and subsequently nominated by the North Carolina State Historic Preservation Officer. They were then submitted to the Keeper of the National Register of Historic Places, an official with the National Park Service, for consideration and ultimately approved for listing in the National Register.

- Ervin Building, Charlotte, Mecklenburg County, listed 12/15/2023
- Minneola Manufacturing Company Mill, Gibsonville, Guilford County, listed 12/21/2023
- Navy Reserve Officers Training Corps (NROTC) Naval Armory at UNC-Chapel Hill, Chapel Hill, Orange County, listed 2/7/2024
- Ridge Road School, Hillsborough vicinity, Orange County, listed 12/12/2023
- Saint Catherine of Siena Catholic Church, Oxford, Granville County, listed 12/18/2023
- Walton Street Park and Pool, Asheville, Buncombe County, listed 12/14/2023

so the maps included building footprints, building materials, height of the building or number of stories, building use, lot lines, and road width. Due to this highly detailed information, these maps are valuable for documenting the changes to a property over many decades.

The Library of Congress holds an extensive collection of Sanborn Maps, including maps of Asheville from nine different time periods from 1885 until 1951. https://www.loc.gov/collections/sanborn-maps/?fa=location_city:asheville

NEWSPAPER ARTICLES

Newspapers are one of the best ways to learn stories about your house and the people who lived there. Search for your address, street, and the specific people who lived in your house. You might be able to find wedding announcements, an article on the social page about a party or tea at your house, or advertisements to rent the house. Newspapers can be found through www.newspapers.com/ or chroniclingamerica.loc.gov/.

CITY AND TELEPHONE DIRECTORIES

City and telephone directories allow you to look for the individuals and families who lived in your house or businesses that might have been located on the property. The directories can also give you a broader perspective of the community. City directories for Asheville can be found at Buncombe County Special Collections and on Ancestry.com.

- West Southern Pines School, Southern Pines, Moore County, listed 12/21/2023
- Winston Lake Golf Course, Winston-Salem, Forsyth County, listed 12/12/2023
- Woodlawn Mill, Mount Holly, Gaston County, listed 12/18/2023
- Wood-Rains Cotton Gin, Princeton, Johnston County, listed 12/21/2023

PRESERVATION NORTH CAROLINA'S 2024 ANNUAL CONFERENCE

Rocky Mount and Tarboro – Preservation North Carolina's 2024 Annual Conference will be held between October 16 – 18 in Rocky Mount and Tarboro. Watch for more information about the upcoming conference at www.presnc.org.

National

J. MYRICK HOWARD WAS AWARDED THE LOUISE DU PONT CROWNINSHIELD AWARD

Washington, DC – At the National Trust for Historic Preservation Conference in 2023, J. Myrick Howard was awarded the Louise du Pont Crowninshield Award. The Louise du Pont Crowninshield Award is the National Trust for Historic Preservation's highest recognition. Named after one of the National Trust's founding trustees, the award honors achievement in preserving and interpreting our historic, architectural, or maritime heritage. Howard was the president and CEO of Preservation North Carolina for 45 years. During his time there, he advocated for a revolving fund that preserved nearly 900 properties and leveraged over \$750 million in private investment.

HISTORIC PRESERVATION FUND IS IN THE APPROPRIATIONS PROCESS

Washington, DC – The Historic Preservation Fund (HPF) is subject to the annual Congressional Appropriations process, in which Congress sets specific program spending levels for the upcoming fiscal year. Preservation Action is advocating for \$225 million in funding for the HPF, which is echoed in Dear Colleagues letters in the House of Representatives and Senate. The increase in funding would improve the ability of State Historic Preservation Offices and Tribal Historic Preservation Offices to fulfill their federally mandated requirements under the National Historic Preservation Act, create efficiency in project review, and create well-paying jobs. It would also increase historic preservation grant opportunities.

ANNUAL ECONOMIC REPORT OF THE PRESIDENT HIGHLIGHTS THE FEDERAL HISTORIC TAX CREDIT

Washington, DC – In March, the White House Council of Economic Advisors released the 2024 Economic Report of the President. The extensive annual report presents the Administration's economic policies and overviews the nation's economic progress. The report addressed several challenges, including expanding access to housing and creating new affordable housing. The report notes that one way to increase housing supply is through existing economic development incentives, like the Federal Historic Tax Credit (HTC). The HTC can be used to rehabilitate historic properties into new or renovated housing supply. Since the program was created, the HTC has rehabilitated more than 300,000 housing units and created more than 343,000 new housing units (192,000 of which are low- and moderate-income units). The report also notes that rehabilitation projects provide a better return on investment and produce 50-75% fewer carbon emissions than new construction. ☎

CENSUS RECORDS

Similar to city and telephone directories, census records can allow you to look for the individuals and families who lived in your house. These records can also tell you additional information about the different people, such as where they were born, their age, their parents' birthplace, marriage status, and their occupation. Census records can be found through the National Archives and Ancestry.com.

HISTORIC PHOTOGRAPHS

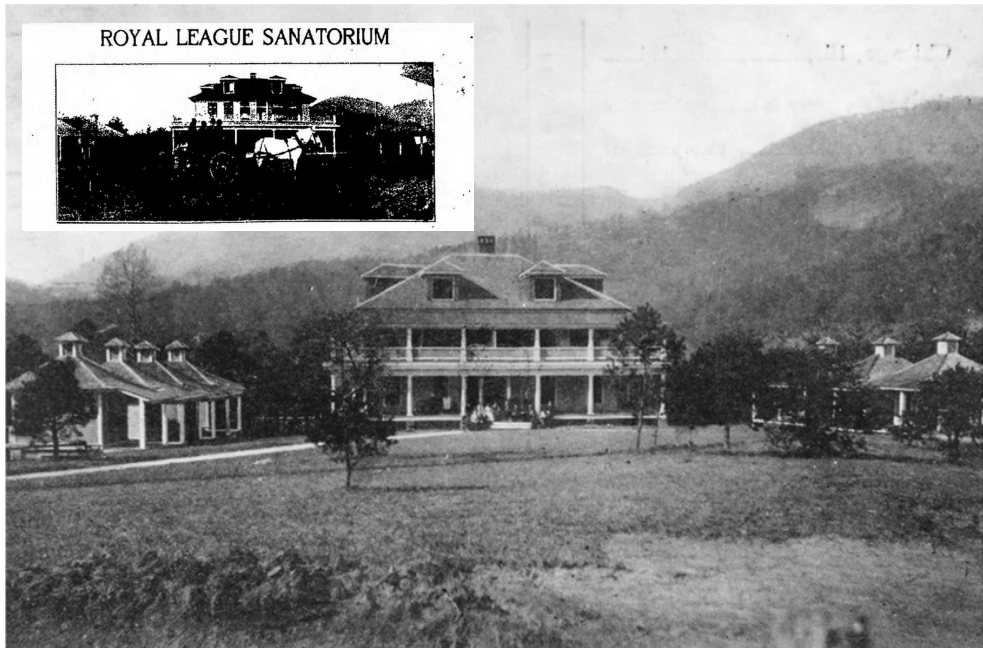
If you get lucky, you will find historic photographs of your house. You might be able to find historic photographs through Buncombe County Special Collections, Special Collections at the Ramsey Library at UNC Asheville, or through neighbors or past residents.

ANCESTRY.COM

If you are still struggling to find information about the people who lived in your house, Ancestry.com can provide a wealth of information, such as wedding certificates, death certificates, military service records, immigration records, and more. ☎

NEED HELP?

If you need help with your historic house research, please reach out to Buncombe County Special Collections or PSABC.



The Royal League Sanatorium when first opened c. 1905, had only a one-story porch. But soon the second-floor deck was enclosed as a second-floor porch, providing plenty of spaces for open-air treatments, a key feature of all sanatoriums of day. The right photo is of the building today.

The Royal League Sanatorium:

A Surviving Reminder of the Fight Against the “White Plague”



By Dale W. Slusser
Architectural Historian

Tuberculosis, first called “phthisis” or commonly, “consumption”, had been around since ancient times, but during the 18th and 19th centuries it had turned into an insidious epidemic in Europe, Great Britain, and the United States. The term “white plague” was first used in 1861 by Oliver Wendall Holmes, an American physician and writer (think Sherlock Holmes), in comparing the enormity of the epidemic to other severe plagues, such as the “Black Plague” of the Middle Ages.¹ Also, the term “White Plague”, was used, as the wan and pallid bodies of those afflicted, would take on an extreme paleness as the disease progressed.² Sitting in a field between the North Fork Road and the North Fork of the Swannanoa River just west of Black Mountain, North Carolina, is an almost-abandoned three-story brick building, which is a surviving reminder to us that Asheville and Black Mountain were once at the center of the fight against the “White Plague”!

By the mid-19th century, tuberculosis was a raging epidemic in Great Britain and Europe, where annual mortality rates were between 800 and 1,000 per 100,000 per year. Between 1851 and 1910 in England and Wales four million died from tuberculosis, more than one third of those were aged 15 to 34 and half of those aged 20 to 24 died.³ Sanatoriums were established to isolate the sick and provide treatment. “The American sanatorium movement was based on the experience of the Europeans, who believed that fresh air was the key to treatment of tuberculosis.”⁴

The first sanatorium for tuberculosis to be established in the United States, was established in the mountains of Western North Carolina, though historians have over the years been confused on “who” founded this first sanatorium. John Preston Arthur in his 1914 book, *Western North Carolina: A History From 1730-1913*, writes: “*In 1871 he [Judge E. A. Aston] interested the Gatchell brothers in establishing the first sanatorium at Forest Hill*.”⁵ Noted historian Foster A. Sondley, in his 1930 tome, *A History of Buncombe County*, writes: “*...in 1871, two physicians by the name of Gatchell established a sanatorium at Forest Hill, then just south of Asheville’s corporate limits. After some while this undertaking was discontinued and then later revived by one of them at the northeastern corner of Haywood and College Streets, which he named “The Villa”*.”⁶ The confusion is quite explainable, as not only was there a family of “Dr. Gatchell”, but also at least four of them were in Asheville during separate periods. To add to the confusion, more recent historians have claimed that “Dr. Gatchell” was Dr. Horatio Page Gatchell, the patriarch of the Gatchell family of physicians. Let me see if I can adequately unravel this confusion and replace it with the facts. Just a note here—that we modern-day historians do have a greater advantage as we have access to primary sources, such old newspapers and digitized old deeds and documents, which were not available to earlier historians.

Horatio P. Gatchell, Sr. was born in Hallowell, Maine, in 1815. He first graduated from Bowdoin College in 1836, where he had prepared himself for the pulpit and for a teacher. But, shortly after marrying Anna M. Crane of Cincinnati, OH in 1840, H. P. Gatchell attended the Louisville Medical School, and the following year the Reform Medical School of Cincinnati, graduating from the latter in 1842. In 1849 he was appointed Professor of Anatomy in the Institute. Resigning at the end of the spring term of 1851, he accepted, in April, the chair of Anatomy in the Western College of Homeopathic Medicine in Cleveland, Ohio. From 1851 to 1854 he was coeditor of the *American Magazine of Homeopathy and Hydropathy*; from 1869 to 1884, of the *American Homeopathic Observer*; and from 1868 to 1870, of the *United States Medical and Surgical Journal*.⁷ It was Dr. H. P. Gatchell’s editorial work and writing in 1869 which first drew the nation’s attention to Asheville. In March of 1869, Dr. H. P. Gatchell, wrote a letter to fellow homeopathic physician Dr. E. A. Lodge of Detroit, Michigan, titled “Some Account of the Valley of North Carolina”. Dr. E. A. Lodge was then the General Editor for the *American Homeopathic Observer*, where Dr. H.

P. Gatchell was also an editor, of the “Department of Physiology and Principles of Medicine”. The article was first published in its entirety in the March 11, 1869 edition of *The Kenosha Telegraph*⁸, as well as in the March issue of the *American Homeopathic Observer*.⁹ However, Dr. H. P. Gatchell had not actually visited Asheville at that time, and in fact he was then living in Kenosha, Wisconsin, where he and his wife, Dr. Anna Marie Gatchell, ran the Oak Grove Sanitarium¹⁰, which specialized in “water cure” treatments, also known as “hydropathy”, akin to the then popular healing baths and mineral springs.

However, just a few months later, in May of 1869, Dr. H. P. Gatchell sent his 18 year-old son, C. B. F. (Charles) Gatchell from Kenosha, Wisconsin, who was suffering with pulmonary tuberculosis on a “prospecting tour”.¹¹ Charles Gatchell, was followed to Asheville a few months later, in September 1869, by his older brother, Dr. H. T. F. Gatchell (25 years-old), who was also suffering from a “*pulmonary affection*”. Dr. H. T. F. Gatchell had first gone into partnership to practice Homeopathy medicine with Dr. John Gridley, in Kenosha, WI in 1866. But, a few months later, he went out on his own, setting up his own practice in “S. Y. Brande’s building” at the corner of Main and Pearl Streets in Kenosha.¹² Six weeks after joining his brother Charles in Asheville, Dr. H. T. F. Gatchell, not only was feeling better, but had noted that his brother Charles was also showing signs of improvement. In a November 1869 letter to the editor of the New England Medical Gazette, Dr. H. T. F. Gatchell, writing from Asheville, NC, made the following report:

DEAR GAZETTE:
Permit me, through the readers of the Gazette, to call the attention of sufferers from pulmonary diseases, and especially from that terrible scourge, consumption, to this region most desirable to that class of invalids. Last May, my younger brother came here in consequence of the development of pulmonary tuberculosis. He has gained strength every week, and has not had a sick day since he came. His chest has increased in circumference from two to three inches; and that without any specific exercise to effect this change. It is the result of an altitude - 2,250 feet above tide-water - sufficient to promote deep breathing and development of the chest, without being so great as to render the air too rare for breathing with comfort. It is in these particulars a happy medium. The atmosphere exerts a wonderfully exhilarating and invigorating influence, causing one to become erect and to throw the chest out. Finding myself suffering from a pulmonary affection, six weeks ago I came to this place, and I have since gained at the rate of a pound a week. - HENRY T. F. GATCHELL, M.D.¹³

Dr. Henry T. F. Gatchell was so pleased with the climate of Asheville that he decided to set up practice. In October of 1869, H. T. F. Gatchell leased “Forest Hill” from J. M. and Eliza Baird, and opened the “Mountain Home Sanitarium”,¹⁴



Arbor Michigan. Dr. Charles B. Gatchell went on to a successful career as a doctor, professor, lecturer, medical journal editor, and even managed to write several novels before his death in 1910, at the age of 59. Ironically, Charles died while having an operation to remove a bladder stone, but even more ironic was that his final few years were spent living with none other than his brother, Dr. H. T. F. Gatchell, in California!²³ Also, just a note, that poor Marcus Wheeler only survived a few years after being at the Mountain Home Sanitarium, dying of tuberculosis in Hendersonville, NC in 1872.²⁴

the first sanatorium for tuberculosis in the United States. Gatchell leased “Forest Hill” (*which sat on a knoll atop what is now Arden Road in the Kenilworth area*) from the Bairds for an annual rent of \$650 for a two-year term. In addition, the Bairds also gave Gatchell a purchase option for \$10,000 (to be made in three installments).¹⁵ The lease also included many of the furnishings, specifically: 8 bedsteads, 2 washstands, 9 chamber pots, 10 lamps, 2 hand lamps, 4 looking glasses (mirrors), 12 carpets, 5 chairs, 2 pair of andirons, 2 sets of shovels & tongs, 5 parlor stoves, and 1 cook stove—all valued at \$522.50.¹⁶

Gatchell’s “Mountain Home Sanitarium” was based on the work of pioneers, Hermann Brehmer (1826-89) at Görbersdorf in Silesia and Peter Dettweiler (1837-1904) at Falkenstein in Germany, who were the first two physicians to open sanatoriums in Europe.¹⁷ A sanatorium’s regimen planned to cure tuberculosis using the principles of hygiene: isolation, fresh air, exercise, and good nutrition.¹⁸ Gatchell’s “Mountain Home Sanitarium”, had the added advantage (according to his father’s observations) of benefitting from Asheville’s altitude and mild climate. “Forest Hill” was particularly suited for use as a sanatorium with its wide two-story porches (verandahs), which surrounded the house on three sides (north, west, and south), where patients, known as “invalids” could take in the fresh mountain air on their chairs or beds. We know of at least one man and his wife who benefited from Dr. Gatchell’s care at the “Mountain Home Sanitarium.” Marcus C. Wheeler, a merchant and postmaster in Paola, Kansas, who “was on the eve of departing to another section in hope of recovering his health”¹⁹ happened upon an unwrapped, and therefore unaddressed, copy of *The Pioneer* (an Asheville newspaper), which “on perusing it”, he read Dr. Gatchell’s article, “*The Salubrity of the Climate of Western North Carolina*.”²⁰ According to Mr. Wheeler, “the article suited him so well that he left his home for Asheville, a day or two afterward”.²¹ Indeed, Marcus Wheeler (age 33) and a lady named Nancy (age-27), show on the 1870 US Census as living in Asheville in the household of 26 year-old physician H. T. F. Gatchell, along with C. B. F. Gatchell (age-19).

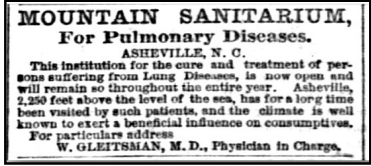
Alas, despite all the accolades and promotions, the Mountain Home Sanitarium only lasted for two years, until 1871. Though certainly not a financial success (which is possibly why it closed so soon), it was a success for the Gatchell’s as they both recovered from their pulmonary illness. In fact, young Charles went on to attend a year of training at Hahnemann Medical College in Chicago (1872-1873), followed by a year at Pulte Medical College in Cincinnati, OH, obtaining a “First Medical Prize”²² in 1874. Then in 1877, he was hired as the chair of the Theory and Practice of Medicine Department in the Homeopathic College of the University of Michigan at Ann

Dr. Joseph William Gleitsmann, was born in 1841 in Bamberg, Germany. He received his medical education at Würzburg, Munich, Berlin, and Vienna. Shortly after graduating from his medical education, he served in the Medical Corps of the German Army in 1866, followed by serving as a surgeon during the Franco-Prussian War in 1870.²⁵ Shortly thereafter, Dr. Gleitsmann emigrated to America to Baltimore, Maryland where he opened, in December of 1871, a “*Free Dispensary for the Treatment of the Lungs and Throat*”.²⁶ on Charles Street. Then in 1875, On the heels of Dr. H. T. F. Gatchell’s “Mountain Home Sanitarium”, which had closed just four years earlier, in May of 1875, Dr. J. W. Gleitsmann, decided to move to Asheville and establish the “Mountain Sanitarium For Pulmonary Diseases”. Most likely, Gleitsmann was inspired not only by the work of his European colleagues (Brehmer and Dettweiler), but also by the Gatchell family’s published reports in the various medical journals, on Asheville’s climatology and its beneficial effects for those suffering with pulmonary afflictions, specifically “consumption”.

“Mountain Sanitarium For Pulmonary Diseases” officially opened on June 1, 1875 in the “Carolina House” on North Main Street (now Broadway Street), just a block from Center Square (Pack Square). The “Carolina House” was particularly suited for a sanitarium, having formerly functioned as a boarding house/hotel, but more importantly, it had a deep and long two-story porch on its front, where “invalids” could sit in chairs or lie in beds in the “open-air.” Dr. Gleitsmann widely publicized his sanitarium in newspapers in the Northeast, South, and West. Dr. Gleitsmann’s sanitarium was such a success that within a few years, he was leasing the former Eagle Hotel as well as the Carolina House. The regimen at the “Mountain Sanitarium”, included rest, open-air, exercise, and nutritious meals, as well as specialty medical treatments such as, “*breathing gymnastics by aid of a pneumatic machine*.”²⁷ However, despite its apparent success, the “Mountain Sanitarium For Pulmonary Diseases”, only operated for five years, until 1880, at which time Dr. Gleitsmann closed the sanitarium and moved back north. According to a later report, Dr. Gleitsmann gave his reason “*for throwing up the work and leaving Asheville*”²⁸, as due to the “*failure to find a suitable house wherein to carry out the work*.”²⁹

By the end of the decade, another German-American doctor came to Asheville to build upon Drs. Gatchell and Gleitsmann’s pioneering sanitariums. In 1888, Dr. Karl Von Ruck came to Asheville and leased “Winyah House” from a Charlestonian preacher named Rev. A. Toomer Porter. Rev. Porter had built the “house” a year or so earlier as a hotel. “Winyah House” had opened in September of 1887, under the management of William Blatchford.³⁰ However, in September of 1888, just a year after its opening, “Winyah House” was leased by Dr. Von Ruck to use as a tuberculosis sanitarium.

Dr. Karl Von Ruck, was born in



Dr. Joseph W. Gleitsmann (photo above) opened the “Mountain Sanitarium for Pulmonary Diseases” on June 1, 1875, in the “Carolina House” (photo right) on North Main Street (now Broadway Street), just a block from Center Square (Pack Square). Notice the two-story porch, an essential for any 19th-century sanitarium.



Constantinople, Turkey in 1849, to Baron Johann and Clara von Ruck, where his father was the German minister. Spending his youth in Württemberg, Germany, Karl Von Ruck was educated in Stuttgart where he received the B.S. degree in 1867. He entered the medical course at the University of Tübingen, but the Franco-Prussian war interrupted his studies. In 1871, during the war, Von Ruck emigrated to Portage County, Ohio.³¹ In 1872, Von Ruck, who was then calling himself, “Carl G. Ruck”, married Adelia Moore, a student at the nearby Oberlin College.³² Adelia’s father, Rev. Henry D. Moore, who had been the minister at the Vine Street Congregational Church in Cincinnati, Ohio, performed the ceremony in Ottawa County, Ohio on Christmas Day of 1872.³³ Carl and Delia Ruck settled in Ohio, where their son Silvio was born in 1875, and daughter Calla, born in 1877. Just after the birth of their daughter, Carl G. Ruck enrolled at the University of Michigan, and in 1879, “Carl Von Ruck” graduated with a “Doctor of Medicine” degree.³⁴ Following his graduation, Von Ruck, returned to Ohio and set up a practice in Norwalk, Ohio, as “Dr. Karl Von Ruck”.³⁵ In January 1883, Dr. Von Ruck set out on what would be a life changing European trip, “for the purpose of making special study in the treatment of private diseases”,³⁶ where he planned to visit the medical schools in “Paris, Vienna, and Berlin.”³⁷ The most life-changing part of his trip was when “Dr. von Ruck was a pupil in Dr. Koch’s laboratory in Berlin”³⁸, where he “studied the methods of examination for the demonstration of the germ for Tuberculosis immediately after the discovery of that germ was announced by Dr. Koch”.³⁹ Just a few months earlier, on March 24, 1882, Koch had presented his findings to the Berlin Physiological Society, confirming that the tubercle bacillus, was the cause of tuberculosis.⁴⁰

After his 1883 trip to Europe, Dr. Karl Von Ruck returned to his practice in Norwalk, and in 1886 he opened a private hospital “for the treatment of lung diseases and diseases of the heart”.⁴¹ First opening, with eight patients, in a rented boarding house, the *Norwalk Medical and Surgical Institute*, was soon established at 15 and 15-1/2 Woodlawn Avenue, which were two houses that Dr. Von Ruck had purchased and connected together with a hallway, for the purpose of housing the new hospital.⁴² Despite it’s apparent success, or perhaps because of it, within two years, in September 1888, Dr. Von Ruck decided to close down the Norwalk Medical and Surgical Institute and was reported to be, “OFF FOR NORTH CAROLINA!”⁴³ On Wednesday, September 19, 1888, Dr. Von Ruck and his family, and entourage (cook, Thomas Kidd; housekeeper, Miss Anna Schreiber; and “several very competent girls from Norwalk”) left for Asheville, North Carolina,⁴⁴ where the doctor had leased a new hotel (in its entirety) called “Winyah House”, to house his new hospital.

“Winyah House,” which sat at the southeast corner of present-day Furman and Baird Streets, was a large brick hotel that Rev. A. Toomer Porter had built and opened in 1887 just the year before. Dr. Von Ruck decided to keep the name of the hotel as the name of his new hospital. Just a month after it opened, fellow-townsmen and patient, Issac M. Underhill, made the following report back to Norwalk’s *Weekly Reflector*, describing the new hospital:

*The Winyah House, under the management of Dr. von Ruck, is properly speaking, an invalid’s resort, although any visitor, sick or well, is made welcome. The House is beautifully located about one-half mile from the city, and has about forty rooms elegantly furnished, is heated with hot water, has gas, electric bells, etc. The table is excellent, being just what an invalid, or anyone else could desire. The Doctor brought his cook with him from Norwalk so that we don’t have to contend with southern art in that line. Application for rates, etc. are arriving daily, and I have no doubt we will have a full house by spring. The climate is the beauty of this place. It is pure and bracing, and of great benefit in cases of lung trouble. The favorite “health practice” here is horseback riding, and the easy-going riding horses that are used make it a pleasure. Asheville is becoming more popular each year as a health resort and I think many of our Norwalk people who go to Colorado or California could profitably come here instead. It is only about a twenty-four hours’ trip from Norwalk and a good place “to get home from” if necessary.*⁴⁵

Von Ruck also clearly advertised his new health resort as a sanitarium. A December 1888 advertisement read: “*The Winyah Sanitarium-For patients suffering of diseases of the lungs and throat, and conducted on the plan of the sanitariae’s at Goebersdorf and Falkenstein in Germany. Ours is the only such institution in the United States and endorsed by the leading members of the medical profession. Terms Reasonable.* -KARL VON RUCK, B. S. M. D.”⁴⁶

In 1854, Hermann Brehmer had established his pioneering sanatorium, for the systematic open-air treatment of tuberculosis, at Görbersdorf in Silesia, Germany. Brehmer advocated high altitude, abundant diet with some alcohol, and exercise in the open air under strict medical

supervision.⁴⁷ Peter Dettweiler was a patient of Dr. Brehmer at Görbersdorf , who became director of the Falkenstein Lung Sanatorium in 1876. At Falkenstein, Dettweiler continued Brehmer’s work but placed a greater emphasis on rest. Dettweiler’s patients spent the day lying on chaises longues, sheltered by a roof but in the open air.⁴⁸ Clearly Von Ruck combined both models, advocating exercise, diet, and open-air treatment, all at a high mountain altitude.

Although Winyah Sanitarium sounded like a “resort,” it was a serious hospital, and Dr. Karl Von Ruck was deeply concerned with not only finding adequate treatment for those suffering with tuberculosis, but he earnestly sought to find a “cure” for the dreaded disease. On August 6, 1890, Dr. Robert Koch made a ground-breaking presentation to the Tenth International Medical Conference in Berlin in which he claimed that he had isolated a substance from tubercle bacilli that could “render harmless the pathogenic bacteria that are found in a living body and do this without disadvantage to the body”.⁴⁹ Koch named his substance, or “lymph”, *tuberculin*, and described it as a “*brownish, transparent liquid, which does not require special care to prevent decomposition*”.⁵⁰ When news of Koch’s new discovery reached Asheville, Dr. Von Ruck began to make preparations for securing some of Koch’s *tuberculin* serum. On November 17, 1890, just three months after Koch’s announcement, Dr. Von Ruck left Asheville for New York where he boarded a steamer ship to Berlin.⁵¹ Dr. S. Westray Battle, another leading Asheville physician, left three days later bound also for Berlin, apparently Dr. Battle, a retired Navy surgeon, had been authorized by the “*United States Navy Department to make an official observation of Koch’s discovery*”.⁵² The two Asheville physicians met at Dr. Koch’s a week later. Interestingly, after spending several weeks together observing Dr. Koch, the two doctors had distinctive views of the discovery. On December 24, 1890, it was reported that Dr. Battle had cabled Asheville with the report that “*Results unfavorable frequently. Further investigation necessary*”.⁵³ And yet Dr. Von Ruck was reporting that, “*he believes, in properly selected cases, the treatment advocated by Dr. Koch is a success,*” and that Von Ruck “*expects to begin treatment here [Asheville] December 25*”.⁵⁴ Von Ruck met his prediction, as he returned in time to give his first inoculation at Winyah Sanitarium on December 24, to “*a young lady from South Carolina*” who was suffering with tuberculosis of the larynx, and who had been at the sanitarium for three months.⁵⁵

In February of 1892, Dr. Von Ruck announced that he was closing down Winyah House and moving his operations to the Hotel Belmont at Sulphur Springs in West Asheville.⁵⁶ The Hotel Belmont had been built in 1887 by Edwin Carrier, the developer of West Asheville. It first appeared that Dr. Von Ruck was abandoning the sanitarium concept and just going into the luxury hotel business. However, a few months after he opened Hotel Belmont, in April of 1892, Von Ruck announced that he had purchased twelve acres above the hotel on which he planned to build a new sanitarium.⁵⁷ The new \$12,000-\$15,000 sanitarium’s purpose was “*to separate the invalids from those in the Hotel Belmont, which is in no sense a sanitarium*”.⁵⁸ Then in June, Dr. Von Ruck announced that he had hired Col. John B. Steele to be the manager of the Hotel Belmont, and that he was going “*back to the city*” to re-establish his doctor’s office, this time in partnership with Dr. C. P. Ambler.⁵⁹ But then alas, all of Von Ruck’s grandiose plans literally went up in smoke. At 11:30 pm, on August 24, 1892, as 138 guests were sleeping, including Dr. Von Ruck and his family and sisters-in-law, a fire erupted at one end of the hotel, and quickly engulfed the building. Although all guests were able to escape, some by jumping out of windows or verandahs, there were many injuries, but no fatalities.⁶⁰

The Hotel Belmont was not rebuilt, but Dr. Von Ruck took his insurance money (like renter’s insurance-on all his furniture and equipment), and decided to lease The Winyah House from Dr. Porter and in November of 1892, Dr. Von Ruck reopened the Winyah Sanitarium at its former location off Charlotte Street in Asheville.⁶¹ Dr. Von Ruck finally realized his dream of building a new sanitarium, when in January of 1900, he opened the “New Winyah Sanitarium”⁶², which he had built in Ramoth, NC just north of Asheville (this location is now the northeast corner of the intersection of Spears Avenue and Mt. Clare Street within the Asheville city limits).

In the United States “*tuberculosis of the lungs (aka “consumption” or “phthisis”) was one of the two leading causes of death in the early 1900s (the other was pneumonia)*”.⁶³ Consequently, by 1900, Asheville and its environs were widely known and promoted as THE place for seeking healing and treatment for tuberculosis. At that time, smaller sanitoriums began opening up in Asheville, like the Quisisana Sanitarium and the Oakland Heights Sanitarium, however these were more like spas than medical facilities, as they advertised, “*No Medicine! No Surgeries!*”



“Forest Hill”, shown in this early twentieth-century photo with its wide two-story wrap-around front porch, was the home of Dr. Henry Gatchell’s “Mountain Home Sanitarium, founded in 1869.

and offered “*Massage, Baths, Dier*” and “*Swedish Movements*” (exercises).⁶⁴

In 1897, the Mountain Retreat Association (Montreat) was established as a religious conference and retreat center in Black Mountain, NC just a few miles east of Asheville. Although it was not a sanitarium, missionaries and Christian workers saw and used Montreat as a place for physical as well as spiritual rest and restoration. In the winter of 1898-1899, Dr. C. E. Cotton, of Cleveland, Ohio came to Montreat for rest. In September 1898, Dr. Cotton had purchased two lots on the Mountain Retreat Association grounds,⁶⁵ which he most likely erected a tent or small shelter. Having been convinced of the superb “climate and health conditions” of Black Mountain, in September of 1899, Dr. Cotton purchased a 75-acre tract, just outside of the Montreat gate,⁶⁶ on which to build a sanitarium. Construction of the new sanitarium began the following summer (July 1900)⁶⁷ and was completed by the Fall of 1901.⁶⁸ Named “The Pines”, Dr. Cotton’s sanitarium, was a smaller facility, with a capacity of 15 patients and sat on a knoll amongst a grove of Pine trees. The sanitarium was for those who were in the early stage of tuberculosis, or those needing post-operative care, from “*such surgical cases as are due to Tubercular origin*”.⁶⁹ Acting much like our modern-day post-operative rehabilitation facilities, The Pines provided physical therapy services (though they did not call them such) such “*Dietetic- Hygienic Treatment,*” baths, massages, and open-air treatments. They even advertised that “*Tuberculin is used in selected and suitable cases.*”⁷⁰

A surviving photo of The Pines, shows a large two-story (with attic) frame house with a large two-story front porch. The nurses looking over the second-floor porch railings, and the white curtains hanging on the porch posts and separating sections of the porch, suggests that was where the patients received their “open-air treatments”-sleeping or lounging in the fresh “open-air” of the mountains.

Soon, Black Mountain was being seen as perhaps even more beneficial for physical healing and restoration than Asheville, as it was more rural and tranquil, and yet was at the same altitude of Asheville or higher. In 1902, Mrs. M. Franklin Mallory opened the “Franklin Humanitarian Home” in the former Black Mountain Inn at nearby Black Mountain.⁷¹ Sadly, Mrs. Mallory’s sanitarium only lasted for four years until her untimely death in 1906 (she was hit by a train while walking on the tracks near her home).⁷² But then in 1903, the Chicago newspaper made the following announcement:

*Dr. W. K. Harrison is at the head of a syndicate which has purchased a tract of 700 acres about ten miles distant from Asheville, N. C., near Black Mountain, which is to be developed into a health resort. One sanitarium is to be built by Dr. Harrison, and the other is contemplated by the Royal League for the care of invalid members of the order.*⁷³

Dr. W. K. Harrison was the Head Medical Director for the Royal League fraternity, based in Chicago, IL. The Royal League, an offshoot of the Royal Arcanum, was founded in 1883, as a “*mutual assessment beneficiary fraternity*” which functioned both as a fraternity and as a life and health insurance group, accepting men between twenty-one and forty-six years of age to provide “*a widow’s and orphan’s benefit fund, from which, at the death of members, it would pay \$2,000 or \$4,000 to their families or dependents*”.⁷⁴ The Royal League was also described as making “*a feature of the social side of the organization, with the reading of papers, debates, and other entertainments*”. The government of the latter is vested in a Supreme Council, with Advisory Councils in States having the necessary membership.⁷⁵

The “syndicate” mentioned in the first announcement, consisted of Dr. Wallace K. Harrison, Medical Director of the Royal League, Dr. Issac J. Archer, Assistant Medical Director of the Royal League, and Charles J. Piper, Supreme Scribe (Secretary) of the Royal League. The

Fellowship Association of the Royal League⁷⁶ had been formed in Chicago in July of 1903⁷⁷, as a separate yet adjunct entity to establish and operate the Royal League Sanitarium at Black Mountain, NC.

Logistically, Dr. Harrison and his wife first purchased the 520-acre site, for the new sanatorium, in their names, in 1903, from John Gragg⁷⁸. Later, they sold a portion of it (fifty acres) to the Fellowship Association of the Royal League. The funds to purchase the land and build the Royal League Sanatorium came from

“*voluntary contributions of the members of the order, no one being permitted to give more than one dollar.*”⁷⁹ Construction of the Royal League Sanatorium began in 1904 on the fifty-acre site along the North Fork of the Swannanoa River, on the westside of the North Fork Road, just outside of the town of Black Mountain. The main building that was constructed was a two-story wood-frame building with “*24 rooms*” and could “*accommodate twenty patients*”.⁸⁰ Initially the main building was built with a first-story wrap around porch, later a wrap-around second-story porch was added on top of the first story porch. Eventually, twelve cottages would be built surrounding the main building. Construction was completed and the sanatorium was officially opened in August of 1905.⁸¹ This was the first tuberculosis sanatorium to be established by a fraternal society in the United States.

The Fellowship Association of the Royal League, sent their Assistant Medical Examiner, Dr. I. J. Archer, from Chicago in 1904 to direct the construction of the new sanatorium. In 1905, when the Royal League was opened, Dr. Archer became the director/manager of the new Royal League Sanatorium. Dr. Archer was also one of the chief shareholders in the “syndicate” that had purchased the land and had initiated the sanatorium’s construction. Dr. Issac James Archer was born in Henderson County, Illinois on October 28, 1862. He obtained his M. D. degree at Northwestern University in 1892. He set up a practice in Berwyn, IL shortly after his graduation, but soon thereafter he was hired by the Royal League in Chicago to be the society’s assistant medical examiner. Dr. Archer was the only one of the three “syndicate” leaders to move to Black Mountain and make it his permanent home.

Shortly after the Royal League Sanatorium, which was only for its members, was completed, construction of a second sanatorium was begun just across the road northeast of the Royal League Sanatorium. This second sanatorium was built by the “Harrison Mountain Air Sanatorium Company.” The “Harrison Mountain Air Sanatorium Company,” was formed at Black Mountain in 1905, with the same three members of the Fellowship Association of the Royal League. The company was formed with \$25,000 in capital divided into 250 shares of \$100 each. Doctors Harrison and Archer each held 123 shares, with Piper holding the remaining 4 shares.⁸² Interestingly, although Charles Piper was the minority shareholder of the company, a contemporary account credited him as the prime initiator of the entire project:

*Something like three years ago [1903], Charles E. Piper, supreme scribe of the Royal League, conceived the idea of the institution. He told his brother officials of his “dream.” They thought well of it. A consultation was held, and Dr. Wallace K. Harrison, supreme medical examiner of the order, was instructed to go and search for a climate adapted to the care of pulmonary diseases. After diligent investigation, the foothills of the Black mountains, where the breezes are laden with piney perfumes, was chosen.*⁸³

Dr. Archer, of the Royal League Sanatorium (just across the road), not only directed the construction of the “Harrison Mountain Air Sanatorium,” but he was also put in charge of its management as well when it opened in 1906. Dr. I. J. Archer, hired local builder, H. W. Fitch, of Black Mountain, to design and build this new sanatorium. The new sanatorium was built with two-and-a-half stories with a large wrap-around porch on the first floor, and a small front-gabled covered porch on the second floor. Like the Royal League Sanatorium, the Harrison Mountain Air Sanatorium eventually added a full second-story wrap-around porch. This sanatorium, was slightly larger than the Royal League with a capacity of thirty patients. The rates at the Royal League

continued on the next page

This c. 1916 photo of the Pines, shows a large two-story (with attic) frame house with a large two-story front porch. The nurses looking over the second-floor porch railings, and the white curtains hanging on the porch posts and separating sections of the porch, suggests that was where the patients received their “open-air treatments”-sleeping or lounging in the fresh “open-air” of the mountains.



Royal League Sanatorium

continued

were \$1 per day, if you could afford it, if not then it was no charge for members of the order. However, although not limited to Royal League members, the rates at the Harrison Mountain Air Sanatorium were much higher at “\$20.00 to \$35.00 per week”.⁸⁴ Admirably, both of Dr. Archer’s sanatoriums, unlike other nearby sanatoriums in Asheville and Black Mountain who only admitted those with incipient or early cases of tuberculosis, were both opened “for all classes of cases”⁸⁵

In 1911, Dr. Archer donated a two-acre site on the Harrison Mountain Air Sanatorium campus to the North Carolina Association of Trained Nurses, on which to build a home for invalid nurses.⁸⁶ Not only would the Nurses Home have access to the site’s “pure and abundant water supply”, but also Dr. Archer also “generously offered to give his services to the institution”⁸⁷ Named Dunnwyche, in honor of nursing leaders Birdie Dunn and Mary Wyche, the new mini-sanatorium opened in 1913. The home had nine bedrooms, and like the other two sanatoriums nearby, had a large open-air front porch. Sadly, the Nurses Association had difficulties keeping the home operating, and then the World War I put added strain on the institution, and it was closed down and the property was sold in 1919, just six years after its opening.⁸⁸

The Harrison Mountain Air Sanatorium continued to thrive, though in 1917 it reorganized as the Cragmont Sanatorium Company. The stockholders of the new company were Dr. I. J. Archer and Charles J. Piper, as majority shareholders of the 250 shares, with F. M. Graham and G. F. Adams having only one share each.⁸⁹ The new name was probably suggested from the Gragg family name (original owners of the site) and also certainly from the site itself which sat on the foothills with a view to the Craggy Mountains to the west. “Cragmont Sanatorium” continued to accept patients and thrive for the ensuing two-and-a-half decades.

On February 15, 1920, the Royal League Sanatorium caught fire, and the entire wood-frame main building and surrounding wood cottages all burned to the ground. Thankfully, all the patients were unharmed, and were able to be transferred to Cragmont, Dunnwyche, and Woodside Sanatoriums.⁹⁰ Although the property was only partially covered by insurance, the decision was soon made by the Chicago office to rebuild as soon as possible.⁹¹ Construction of a larger new brick sanatorium, at a cost of \$50,000, began in May of 1920, utilizing remnants of the original foundations.⁹² Two-story porches were part of the design of the new sanatorium.

The rebuilt Royal League Sanatorium reopened in 1922 with a capacity of 30 beds.⁹³ When asked in 1928, “Why A Fraternal Sanatorium?”, Dr. Archer gave “three outstanding points of superiority”, which he thought that the Royal League Sanatorium provided over public institutions: “1. Sense of personal and proprietary interest.; 2. Satisfying menu of well-prepared food.; 3. Contentment of Mind.”⁹⁴ The first point was the personalized care that they could give to their patients, and the second point was the well prepared nutritious meals that they offered using home grown produce. The third point, was a reference to the Sanatorium’s “superb location in a setting of beautiful mountain scenery”⁹⁵, where “Every room and every porch to every room looks out on a resplendent panorama of unexcelled beauty and interest.”⁹⁶ Dr. Archer continued to manage and operate both sanatoriums through the 1920’s and the 1930’s. In fact, in 1929, the Royal League Sanatorium purchased their first x-ray equipment and added their first x-ray technician to their staff. However, by 1933, the Royal League was talking of possible closure. In June of 1933, Dr. W. K. Harrison, still the head medical examiner for the Royal League, announced to the fraternity

members at their quadrennial convention, that the death rate from tuberculosis was decreasing “at such a rate, that the Royal League sanatorium at Black Mountain, N. C. may be closed”.⁹⁷

Despite the 1933 threat of closure of the Royal League Sanatorium, it was the Cragmont Sanatorium that closed first. Dr. Archer’s wife, Cornelia S. Archer, passed away in December of 1940. Then in 1944, Dr. Archer, who was then over eighty years old, became ill. He closed the sanatorium, and moved to Charlottesville, VA to be under the care of his son, Dr. Vincent Archer. The sanatorium was put up for sale in December of 1944. Dr. Isaac James Archer, who had directed two sanatoriums at the same time, for almost forty years, passed away on February 19, 1945.⁹⁸ The Cragmont Sanatorium, Inc. was dissolved.⁹⁹ And in 1945, the property was purchased by the Original Free Will Baptists and opened as a camp and conference center, called Cragmont Assembly.¹⁰⁰ The original Cragmont Sanatorium building survived until being replaced by a new building in the 1970s.

The Royal League Sanatorium continued to operate after Dr. Archer’s death. In 1947, a group of twelve members of the board of managers of the Royal League, came to Black Mountain from Chicago, and met with Dean W. Colvard of the North Carolina State Department of Agriculture, “with the view of developing farming operations and broadening the sanatorium’s services.” The Royal League governing board had decided to turn the sanatorium into a “convalescent home for their members and families recuperating from illness” and establish a self-sufficient farm to provide their own farm products for the home.¹⁰¹ Although these changes were made, just a few years later, in 1955 the Royal League hired local real estate agent R. S. Eckles to look for a buyer. “ATTENTION REST HOME OPERATORS!”, FOR SALE- ROYAL LEAGUE SANITORIUM”, announced the sales advertisement.¹⁰² Wholesale businessman and real estate investor, Southgate Alexis Spencer, of Nash County, NC, purchased the property in June of 1958.¹⁰³ Three months later, in September of 1958, Spencer sold the Royal League Sanatorium property to Bishop W. J. Walls and the trustees of the Western North Carolina African Methodist Episcopal Zion Conference.¹⁰⁴

In the summer of 1959, the former Royal League Sanatorium, opened as Camp Dorothy Walls,¹⁰⁵ a camp and conference center named for Bishop Walls’ wife. Camp Dorothy Walls used the former brick sanatorium building as the “main building” on their new 61-acre tract.¹⁰⁶ Over the ensuing years, several new buildings were built on the camp’s property on the east side of North Fork Road, just across the road from their original main building, centering their operations onto the eastern part of the camp. Although the old brick former Royal League Sanatorium is still standing, it now sits marooned from the camp’s major operations.

The Royal League Sanatorium, which in 1947 before it closed down, was reported to have “cared for more than 700 members”,¹⁰⁷ still stands as a reminder that since the 1860’s, Asheville and Black Mountain has played a major role in America’s battle with the long-term epidemic of tuberculosis, which because of its longevity and severity was once called “The White Plague”. This building needs to be preserved in honor of not only those 700 that it served, but also in honor of those many who, over the past two and a half centuries have sought and found healing in the sanatoriums of Western North Carolina. ☘

For links to reference material, more photographs, and photo credits please visit psabc.org/architectural-tidbits/

Johnny Baxter Awards

For the past five years, PSABC has partnered with the UNC Asheville History Department to present the Johnny Baxter Award to students who are furthering the study of African American contributions in Asheville and Buncombe County. The Baxter Award was created to honor Johnny Baxter, an Asheville native and preservationist, historian, and founding Board member of the PSABC. Mr. Baxter led the efforts to have the YMI Cultural Center listed on the National Register of Historic Places.

We are pleased to announce this year’s award winners, Maana Blake and Andie Fox.



Maana Blake will work with UNC Asheville Professors Ellen Holmes Pearson and Sarah Judson on the “828 Digital Archives” project. She will conduct research on individuals interred in the South Asheville and Shiloh A.M.E. Zion cemeteries, particularly focusing on veterans who are buried in those cemeteries. She will also help to conduct and transcribe oral history interviews related to the 828’s African American Cemetery project. Maana is a senior history major who has a passion for African American History and film history, and she hopes to pursue a career in public history. When she is not doing research, she enjoys watching movies, reading, and playing the daily Wordle.



Andie Fox will collaborate with Buncombe County Special Collections to organize, read, and analyze the Greenworks organization collection through an equity lens. Greenworks is a local non-profit that began as a beautification program for Asheville, formerly called Quality ‘76 and Quality Forward. Greenworks requested this institutional analysis to identify ways that their beautification programs may have affected communities of color in Asheville. Andie is a senior biology major who plans to become a research librarian. In their professional life, they can be found deep-diving on topics involving environmental justice. At home, they’re content working in their garden and cooking inordinate amounts of food for their community.

SAVE TAXES WHILE SUPPORTING PSABC

**Do you have an IRA?
Are you 70-1/2 or older?**

Then you can fulfill your Required Minimum Distribution by giving directly from a Roth or traditional IRA to the Preservation Society of Asheville & Buncombe County.

Just instruct your IRA administrator to directly transfer your gift to the Preservation Society. You or the IRA administrator may contact Amy Hornaday in the Preservation Society office for cash wire instructions.

The advantage is you can fulfill your RMD without raising your income tax liability.

Requirements are that the contribution funds originate in your IRA account, come directly from your IRA to PSABC and not exceed \$100,000 per year.

As always when we write about tax advantaged giving, we do not purport to be tax advisors or give tax advice. We recommend consulting your tax advisor. ☘

CAN YOU NAME ALL THE PARTS OF A WINDOW?

1. STOOL
2. SILL
3. PANE
4. MEETING RAIL
5. STILE
6. SIDE JAMB
7. HEAD JAMB
8. CASING
9. MULLION
10. MUNTIN
11. APRON
12. SASH

2024 GRIFFIN AWARDS FOR PRESERVATION SPONSORS

PLATINUM



GOLD



SILVER



BRONZE





2024 Griffin Award Winners



Restoration
Grove Arcade (1 Page Avenue)
Grove Arcade Asheville, LLC
Altamus, LLC
Handwrought Preservation

Over the course of four years, the Grove Arcade underwent an extensive exterior restoration. The terra cotta masonry blocks were restored with a specialized filler material which was carefully applied and sculpted to match the surrounding blocks. Then layers of paint were artistically applied to blend the restored areas with the original coating finish. The steel windows on the upper floors were carefully restored. This exterior restoration allows the original building materials to shine and restores E. W. Grove's vision for the building.



Rehabilitation
7 Greenwood Road
Charlie and Eleanor Owen
Gregory Koester Design LLC
Morgan-Keefe Builders, Inc.
Accurate Glass & Mirror, Inc
Bullman Heating and Air Inc.
D.A.B. Painting LLC
FF Adhesive and Insulation, LLC
Fortune's Grading and Footing, LLC
Fox Tile and Stone
Gregory Paolini Design, LLC
Hardscapes Outdoor
Hardwoods by Design, LLC
Harrington Electric, Inc.
K2 Services Inc.
Logan Restoration and Contracting
Mountain Spaces
Steep Creek Stone Works Inc.
Wildwood Studios Inc.

Charles and Eleanor Owen became the current stewards of the house at 7 Greenwood Road in 2021. The elegant house has been in Charles's family since it was constructed in the late 1930s. They began a full rehabilitation of the house with the goal of returning its historic character while updating it to meet their current needs. Under the loving care of Charles and Eleanor, the house can continue to tell the story of the Owen family and their love of the property.



Rehabilitation
65 Kenilworth Road
James and Danielle Donaldson
Debbie Word
Willie Farrell, Shamrock Construction, LLC
T. P. Howard 's Plumbing Co., Inc.
Kilowatt Electric LLC

James and Danielle Donaldson purchased the house at 65 Kenilworth Road in 2022 and set out to restore the house's historic features while thoughtfully updating it for modern living. In rehabilitating this home, James and Danielle not only preserved a piece of Asheville's architectural legacy but also reignited the spirit of craftsmanship and attention to detail that Roland Wilson envisioned for Kenilworth.



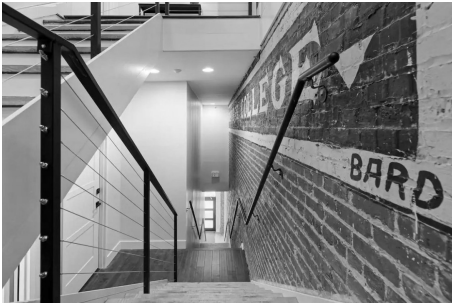
Rehabilitation
104 Woodward Avenue
Todd and Bethany Hodges
Joseph Conard, Conard Construction Co.
Bridger Plumbing LLC
J & C Heating and Cooling
JJ Painting
R.J. Conard Electric

Todd and Bethany Hodges purchased the house in 2022 and started a full rehabilitation with the intent of returning the house back to its original grandeur. The project's most significant impact happened when the non-original glass used to infill the front porch was removed. Todd and Bethany's dedication to preserving this house has given it new life and returned it back to its former splendor.



Rehabilitation
394 Vanderbilt Road (Raoulwood)
Todd and Angela Newnam
Ken Pursley, Pursley Dixon Architects, Inc.
Tim Wright, Wright Family Custom Homes

As only the third owners, Todd and Angela Newnam bought Raoulwood in 2020 and began a comprehensive rehabilitation. They wanted to maintain and restore all the original aspects of the house and even reinstalled missing historic features. They also updated the house to make it comfortable for a modern family. While incorporating modern elements, Todd and Angela have respected the history of the house and restored its original beauty.



Adaptive Reuse
122 College Street
Alec Jeffries
Glazer Architecture, PA
Mady Engineering
Tilden White & Associates, PLLC
Beverly-Grant, Inc.

Before the project on the building at 122 College Street began, the upper floors were vacant and deemed unoccupiable because they did not meet current building code. This project put back into use a previously underutilized building by converting the upper floors into three residential apartments. Before beautifully finishing the apartments, all the utilities were updated, and the building was improved to meet building codes.



Adaptive Reuse
275 Lynn Cove Road
David and Marie Hall
James Moore Carpentry
Keith Hensley Electric
Ledbetter Temperature Control LLC
Victory Plumbing Gordi and Josh Lunsford

David and Marie Hall purchased the Apple House at 275 Lynn Cove Road in 1989 and used it for storage. They recently realized that the building had a better use and started an extensive project to convert it into a single-family house. Under David and Marie's care the Apple House underwent a complete transformation that honors the history of the building while giving it a new life.



Adaptive Reuse
The Radical (95 Roberts Street)
Kent Master Tenant, LLC
Hatteras Sky
Rowhouse Architects, Inc.
Civil Design Concepts, PA
Medlock & Associates Engineering, PA
Suomi Design Works
Beverly-Grant, Inc.

The historic Kent Building was constructed in 1923. Over the last century, the building was a factory and produced cereal, coffee, and golf tees, but it was vacant for decades before it was transformed into a 70-room hotel. The adaptive reuse of this historic warehouse into a hotel is a great example of how historic buildings can creatively be used in a new way and create a truly unique experience.



Adaptive Reuse
The River Arts District Brewing Company (13 Mystery Street)
Robert Todd, Wren London, Brad Martin, and Sarah Martin

Robert Todd, Red House Architecture
Asheville Screen and Deck
Chester Ervin, C.H. Ervin Electric, Inc.
David Green, Classic Plumbing
David Hamilton, Hamilton Media Design
Highland Door Company
Warren Perdue, Perdue Studios
Phillip Price, Priceless Wood
Matt Sugg, Spring Mountain Builders LLC

The building was constructed in the early 1920s as a masonry workshop for S. I. Bean. In 2021, the building was purchased with the vision that it could be a new brewery. It underwent extensive interior and exterior renovation to make the vision real. The River Arts District Brewing Company opened in May of 2023, bringing a new use into this historic industrial building.



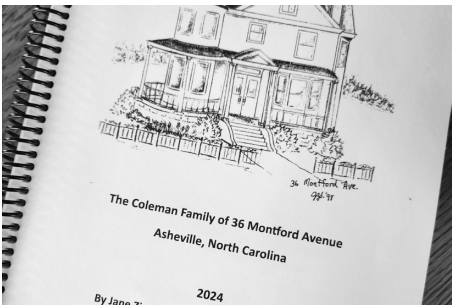
Adaptive Reuse
Zelda Dearest (150 S Lexington Avenue)
Biltmore Master Tenant, LLC
Hatteras Sky
Rowhouse Architects, Inc.
Civil Design Concepts, PA
Anderson Design Studio
Griffin Builders
Sprinkle Creek Landscaping

Constructed in the 1880s and 1890s, the four structures that make up Zelda Dearest were originally three single-family houses and a carriage house. The houses underwent a multi-year transformation into a 20-room hotel. The exterior of each building was completely restored, and the interiors of the houses were reconfigured into guest rooms and a bar. These houses can continue to tell their story because of the dedication and creativity used on this adaptive reuse project.



Research, Publication, and Education
Asheville Museum of History (283 Victoria Road)
Western North Carolina Historical Association
Emily Kite, AIA
Legerton Architects PA
Sims Group Consulting Engineers PC
Scott Crockett, Carolina Cornerstone Construction, Inc.
Berrier Select Landscape, Inc.
Bionic Man Painting Co.
Design Dimensions, Inc.
Fisher & Associates
Francisco Rodriguez Flooring LLC
Huber & Associates, Inc.
P&D Electric, Inc.
R&H Heating and Air Conditioning, Inc.
Haden Design
Sitework Studios
T.P. Howard's Plumbing Co., Inc.
Welding Production and Fabrication

Between 2021 and 2023, the Smith-McDowell House was transformed into the Asheville Museum of History. The project started with restoring the interior and exterior of the historic house. New permanent exhibits were created with additional space for special visiting and rotating exhibits. The museum now tells more than just the history of the house. It tells the history of the land and people who lived and worked in Asheville and the larger Western North Carolina region.



Research, Publication, and Education
The Coleman Family of 36 Montford Avenue, Asheville, North Carolina
Jane Zimmermann Slaton and Sandra Samz
Old Buncombe County Genealogical Society
John F. Toms

The book shares the story of the Coleman family, their house at 36 Montford Avenue, and the city of Asheville through letters between the Coleman family members. The letters describe the paving of the roads in the city, the development of Montford, the flu epidemic, and the celebration of the end of World War I. The Coleman family lived in the house until the 1970s and it was demolished in 1979. While the house is gone, the stories of 36 Montford Avenue and the family that lived there remain alive through this book.



Research, Publication, and Education
"From the Archives" Newsletter
James Vaughn

James Vaughn's latest project, "From the Archives" newsletter is a culmination of his passion for the history of Kenilworth. James thought the newsletter would be a straight-forward retelling of the history of the neighborhood, but by digging through the archives he uncovered Kenilworth's actual founding date, the town's real first mayor, and other forgotten people and communities. With so much left to explore, James is not worried that he will run out of topics for the "From the Archives" newsletter any time soon.



Stewardship
Kenilworth Presbyterian Church (123 Kenilworth Road)
Kenilworth Presbyterian Church
Mike Cox, FAIA
Adams & Adams Construction
Beverly-Grant, Inc.
Carolina Cornerstone Construction, Inc.
Patton Construction Group, Inc.
A Touch of Glass, Inc.
GRACE, Inc.

Kenilworth Presbyterian Church was established in 1927 and the current sanctuary was built in 1948. By 2010, the congregation of 50 was seriously considering selling or demolishing their building. After much consideration, the congregation decided to rehabilitate the historic church. The Kenilworth Presbyterian Church's stewardship of their historic property has fostered new pride and optimism for the church's future and should be a testament to the importance historic buildings have to the community.



Preservation
Sharon Fahrre and Ross Terry

Sharon Fahrre and Ross Terry began collaborating in 2006 on the development of interpretive history panels. Sharon realized that linking history to a location is a valuable learning tool and the best way to do this is through interpretive history panels. This melding of story and location allows people to relate to an actual story, person, or event. Ross Terry embraced this idea, and the two became collaborators where Sharon would research and write the history panel's content and Ross would design it.



Preservation
Jane Gianvito Mathews, FAIA

Jane has devoted 43 years serving the people and communities in the Southern Appalachian Mountains. Her career started as an architectural intern in rural Eastern Kentucky and grew to her starting her own architecture firm in 1992 in Asheville. Throughout her career she has elevated issues of preservation, sustainability, and development. As an architect and longtime member of PSABC, Jane has been truly dedicated to the field of preservation and she leaves a gap in the preservation community as she retires.

Visit psabc.org/the-griffin-awards-2024/ to learn more about this amazing projects!

SPRING 2024 GRANT RECIPIENTS

More than \$20,600 in Preservation Grants to Help Support 6 Historic Projects

1. Public Education:

Asheville: A Graphic Novel History
\$2,500 for the research and development of Asheville: A Graphic Novel History.

Author Matthew K. Manning and artist Jarrett Rutland are creating a 100-page graphic novel retelling the history of Asheville. A black bear leads readers through history from prehistoric times to today, letting them see the development of the city first-hand. Through this unique method of telling Asheville's storied history, the creators hope that it will resonate not only with longtime fans of Asheville but also with a younger audience.

FROM THE APPLICATION: While there are many good books that tell the history of Asheville, most are targeted at established history buffs or regular readers of nonfiction. Graphic novels have a distinct advantage when it comes to covering historical topics. Readers can see history unfolding before them through visual storytelling rather than having to rely on photographs or antique postcards. While graphic novels are intended to entertain every reader, this format is particularly helpful and accessible for reluctant readers. Just as newspaper cartoons of the early 1900s connected people of all educations and backgrounds, graphic novels today can be enjoyed by audiences of all ages. New readers and those with massive personal libraries have an equal chance of being drawn into the blend of art and writing that the comic format showcases. As a result, this book will tell Asheville's complete history to a brand new audience, informing those who might find other history books daunting.

2. Bricks-And-Mortar:

Chinese Acupuncture & Herbology Clinic
\$5,000 for the repair of a historic retaining wall along the southeast side of the Chinese Acupuncture & Herbology Clinic.

The Chinese Acupuncture & Herbology Clinic is located at 369 Montford Avenue. Along the southeast and southwest edges of their historic property, there are historic low-height stone walls. These types of walls were used extensively throughout Montford to define front lawns and property lines and to accommodate significant changes in grade. The historic stone wall along the southeast side of the property is damaged and deteriorated and needs repair. We are excited to support this project that will preserve this historically important feature within Montford.

FROM THE APPLICATION: The Chinese Acupuncture & Herbology Clinic has served as a cornerstone of integrative healthcare in Asheville since it was established in 1985. Dr. Majebe was one of the founders of the large complementary and alternative medicine community of practitioners in western North Carolina. Dr. Majebe relocated the clinic to its current spacious facility at 369 Montford Avenue in 1989. Since that time there has been a revitalization of the community. Over the past 39 years, the clinic has flourished into a comprehensive family practice with five Licensed Acupuncturists. The clinic holds the distinction of being the longest-standing Chinese medicine clinic in Asheville and WNC. This historic building also houses the largest, most well-stocked Chinese herbal dispensary, solidifying its position as a leading provider of Traditional Chinese Medicine (TCM) in the Southeastern United States.

3. Bricks-And-Mortar:

Daoist Traditions College of Chinese Medical Arts
\$5,000 for the replacement of the roof at the Daoist Traditions College of Chinese Medical Arts.

Located on South French Broad Avenue, the current home of the Daoist Traditions College of Chinese Medical Arts was constructed in 1910 as a single-family house. The current roof on the building is failing. There is evidence that moisture is infiltrating the soffit and fascia. There are also multiple leaks in the interior of the building. We are happy to fund this project to save this building in this historically important neighborhood.

FROM THE APPLICATION: Daoist Traditions College, founded in 2003, is a nationally accredited acupuncture college that runs a community-oriented teaching clinic located at 222 South French Broad Avenue. Their students use the facility for their internship in the final phases of their 4-year Acupuncture and Chinese Medicine degree program. Daoist Traditions offer low-cost comprehensive treatments, making acupuncture and Chinese herbal medicine more accessible to the public. The college offers these services to everyone, a primary population being those who are medically underserved. When the college acquired 222 South French Broad, it was in an area of town that has been habitually ignored and swept aside by the city when it comes to making sound improvements for its residents. The Southside neighborhood is a historically Black neighborhood and was once the city's premier Black business district. In the 1960s and 1970s, the area was heavily impacted by urban renewal. Daoist Traditions heavily resonate with the neighborhood motto of 'Know our Past, Grow our Future' and is committed to serving its surrounding residents for years to come.

4. Bricks-And-Mortar:

Norwood Park Neighborhood Association
\$2,500 for repairs to the eastern masonry column at the entrance to Norwood Park on Murdock Avenue.

In 1914/1915, Norwood Park was developed as a neighborhood for middle-class families. As part of the original neighborhood plan, two entrance columns were planned for the entrance to the neighborhood at the corner of Murdock Avenue and Norwood Avenue. The eastern column was hit by a car in 2000, and over the last 24 years, minor repairs have been made to the column, but it needs more extensive repairs and full cleaning. We are excited to be a part of helping preserve this historically important feature.

FROM THE APPLICATION: With 155 contributing structures, Norwood Park is an intact representation of a classic, early suburban neighborhood. The district's architecture and layout represent the city's housing boom during the first three decades of the twentieth century, along with some additional buildings constructed during the late 1930s through the 1950s. At the intersection of Norwood and Murdock Avenues, across from Weaver Park, are two original columns designating the entrance to the 26-acre Norwood Park subdivision. The word "Norwood" is prominently imprinted onto two sides of the cement cap of each column.



5. Bricks-And-Mortar:

South Asheville Cemetery
\$4,375 for installing dirt to stabilize settling burials and unstable headstones at the South Asheville Cemetery.

The South Asheville Cemetery is the oldest public African American cemetery in western North Carolina. Between 2,000 and 3,000 African Americans were buried in the two-acre site from the mid-1800s until the early 1940s, but there are only 93 headstones with names, dates, and inscriptions. Other graves were marked with fieldstones or handmade crosses, making proper care of the ground extremely important. Many of the grave markers require some degree of conservation or restoration, including several of the markers that are settling, leaning, or have fallen over. Before the grave markers can be restored, the graves need additional soil to fill depressions and stabilize the headstones. We are happy to help with the ongoing preservation of this historically important site.

FROM THE APPLICATION: The cemetery began as a burial ground for enslaved people on property owned by William Wallace McDowell. Its first known caretaker was George Avery, who was enslaved by William McDowell. After the Civil War, Avery continued to oversee burials in the cemetery until his death in 1938. Eventually, the cemetery opened to the public, and anyone, regardless of church affiliation, could bury their loved ones in the cemetery for a nominal fee. While several men from the community dug the graves for the families of the deceased, the families themselves were responsible for maintaining the graves. The South Asheville Cemetery fell into disrepair during the mid-twentieth century, but in the 1980s, members of the St. John "A" Baptist Church community – most notably George Gibson and George Taylor – began restoration efforts on the property. They enlisted the help of the community and, with a small group of dedicated volunteers, formed the South Asheville Cemetery Association (SACA). The Association's mission is to preserve the South Asheville Cemetery so that it may become a model of remembrance, education, and community engagement for the cemetery and to honor the lives of the individuals buried on this site.

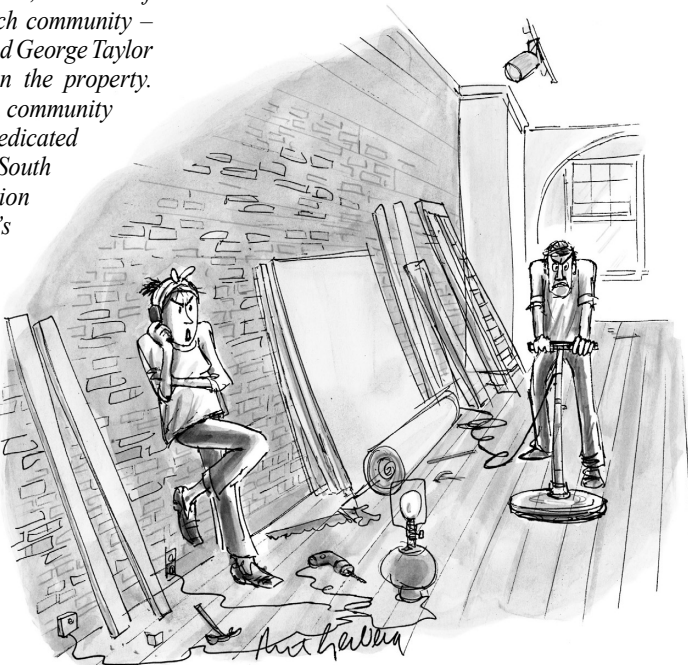
6. Public Education:

West Asheville Museum
\$1,322.50 for an education exhibit panel, a rail reader, at the West Asheville Museum.

The West Asheville Museum was founded in 2017 by Conda Painter to preserve and cultivate a deeper appreciation of the rich heritage and cultural legacy of West Asheville. A prominent window display on Haywood Road showcases early artifacts and historical information spanning the period from 1916 to 1980. We are excited to fund a new educational exhibit panel, a rail reader, within the storefront window of the small museum. The plan for the rail is to feature the history of West Asheville on one half, with the other half dedicated to the history of Wilson's Chapel.

FROM THE APPLICATION: On July 2, 2023, Conda Painter's lifelong history project garnered recognition in various newspapers, notably headlining the front page of the Asheville Citizen-Times. This project centered on her discovery of the lost 1883 African American Methodist Episcopal church and cemetery, known as Wilson's Chapel. This achievement marked the culmination of decades of research, representing a collaborative effort between herself and her late father. Conda dedicated a lifetime to piecing together the neighborhood's lost history.

Wilson's Chapel, historically located at the corner of Haywood Road and Virginia Avenue, has been a significant landmark since 1883. The chapel was demolished and relocated to Burton Street in 1925, with a dated brick now displayed on the current building. The building is currently utilized by the Asheville Community Baptist Church, serving as a focal point for the African American congregation. The original Wilson Chapel Methodist congregation officially ceased operations in 1998, merging with the French Broad Methodist Church.



"Well, we're down to bare brick, natural wood, and raw nerves."

2024 BUSINESS MEMBERS

LANDMARK BUSINESS LEADERS



PARTNERS IN PRESERVATION



FRIENDS OF PRESERVATION

